



The Rise
Newhall Swadlincote

burchell
edwards

The Rise Newhall Swadlincote DE11 0RU

for sale
£220,000



Property Description

Burchell Edwards are delighted to bring to market this well-presented 3-bedroom semi-detached dormer bungalow, arranged over 2 floors and situated on a relaxed estate in Newhall, Swadlincote.

The property welcomes you to a large block-paved driveway for ample off-road parking, along with gated side access leading under carport to detached single garage and garden at the rear.

Entry at the side leads into hallway, with family shower room immediately at the door. A downstairs double bedroom is positioned opposite, overlooking the front garden along with a separate front reception room.

Leading through the property into a large kitchen-diner, this is a light and airy space thanks to large French patio doors opening out to the rear garden. The kitchen is recently refitted with a range of wall and base storage units.

Stairs to the 1st floor lead up to 2 further double bedrooms, both with large dormer windows over the rear elevation. The 1st floor space also offers built-in storage at the eaves, featuring the combi boiler. Early viewing advised.

Entrance Hallway

Door to side elevation, laminate flooring and central heating radiator.

Dining Room

11' 7" x 9' 9" (3.53m x 2.97m)
Double glazed window to front elevation, laminate flooring and central heating radiator.

Kitchen/ Lounge

17' 11" max x 20' 1" max (5.46m max x 6.12m max)
L shaped room. Stairs into lounge, Double glazed window and French patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, extractor, fridge freezer, central heating radiator, electric fire place and laminate flooring.

Landing

Carpet, central heating radiator and built in storage in eaves housing central heating boiler.

Bedroom One

10' 3" x 9' 11" (3.12m x 3.02m)
Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Two

.8' 9" max x 13' 6" (2.67m max x 4.11m)
Double glazed window to rear elevation, carpet and central heating radiator.

Berom Three/ Study

9' 9" x 8' 2" (2.97m x 2.49m)
Double glazed window to front elevation, laminate flooring and central heating radiator.

Bathroom

Double glazed window to side elevation, walk in shower cubicle with electric shower, wash hand basin, hotel style W.C, vertical central heating radiator, spotlights, built in storage and vinyl flooring.

Front Garden

Block paved driveway providing off road parking for two vehicles, side access to rear and wall to boundary.

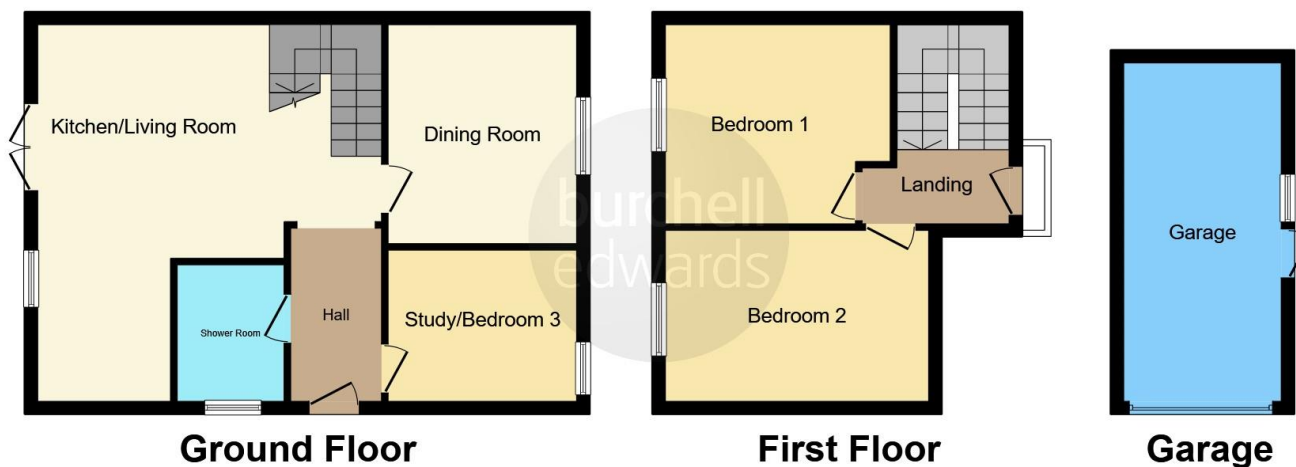
Rear Garden

Gated side access via carport, patio area, laid to lawn, fencing to boundaries, outside tap and outside socket.

Garage

17' 4" x 8' 2" (5.28m x 2.49m)
Detached single garage. Up and over door, space and plumbing for washing machine, concrete flooring, power and lighting.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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